



Linda S. Adams
Secretary for
Environmental Protection

California Regional Water Quality Control Board San Diego Region

Over 50 Years Serving San Diego, Orange, and Riverside Counties

Recipient of the 2004 Environmental Award for Outstanding Achievement from USEPA



Arnold Schwarzenegger
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September 14, 2009

Certified Mail – Return Receipt Requested

Article Number: 7009 1410 0002 2347 6217

Mike Freeman
KB Home Coastal, Inc.
36310 Inland Valley Drive
Wildomar, CA 92565

In reply refer to:

640650: cloflen

Dear Mr. Freeman:

SUBJECT: Amendments to CWA Section 401 Water Quality Certification
No. 05C-093 for Briggs Road Project, Tentative Tract 30433

On July 3, 2008 the San Diego Regional Water Quality Control Board (Regional Board) received a request from HELIX Environmental Planning, Inc., on behalf of KB Homes Coastal, Inc. (KB Homes), to amend the Briggs Road Project, Tentative Tract 30433 (Project) Section 401 Water Quality Certification (File No. 05C-093) (Certification) to reflect proposed changes to the Project's mitigation plan. Additional information regarding the amendment request from HELIX Environmental Planning, Inc. was received on August 11, 2009.

The proposed project is a residential development consisting of 502 dwelling units on 128 acres of a 188-acre site located in the City of Murrieta, Riverside County, CA. The project will include an activity park, neighborhood park, mini-park, linear park/greenbelt system, detention basins, and associated infrastructure and utilities. The proposed project design also includes the realignment of Briggs Road and improvements to Baxter Road.

Per the Certification, mitigation is required to be carried out through creation of 0.45 acres of vegetated streambed habitat off-site at the Vereeken property, Tract 32151, which is owned by Barratt American Homes. However, because of the downturn in the residential home building market, implementation of the Vereeken project is being delayed by Barratt American Homes indefinitely. KB Homes is therefore proposing to implement mitigation at an alternate location known as the Brighton Woods mitigation site.

The Brighton Woods mitigation site is located south of Magnetite Street, between Pitman Lane and Lindenberger Road within the same watershed as the Project. The Brighton Woods mitigation site was constructed as part of the Warmington Tentative Tracts 29226, 29227, 29228 and 29228 project (Warmington Project) which received

California Environmental Protection Agency

401 Certification No. 01C-030 on June 15, 2001. The Warmington Project was required by 401 Certification No. 01C-030 to restore 0.75 acre of riparian habitat at the adjacent Brighton Woods mitigation site. As a result of the restoration efforts, 1.53 acres of waters of the United States was created in addition to the required 0.75 acre of restoration. KB Homes is requesting to use 0.45 acre of the extra 1.53 acres as compensatory mitigation for the Project.

After review of the Project's file and the supplemental information submitted by HELIX Environmental Planning, Inc., we concur that the proposed change to the compensatory mitigation plan is a reasonable modification to the original Certification. The created habitat at Brighton Woods would provide equal or better compensation for the fill of waters of the United States associated with the Project than the original mitigation proposal. In addition, because the Brighton Woods site has already been constructed and has met its five-year success criteria, there will be no temporal loss of Beneficial Uses. As a result, the Certification has been amended to reflect the proposed changes. The amendments are included as Enclosure 1.

The heading portion of this letter includes a Regional Board code number noted after "In reply refer to:" In order to assist us in the processing of your correspondence please include this code number in the heading or subject line portion of all correspondence and reports to the Regional Board pertaining to this matter. If you have any questions regarding this notification, please contact Chad Loflen at (858) 467-2727 or cloflen@waterboards.ca.gov.

Respectfully,



JOHN H. ROBERTUS
Executive Officer

Enclosures

1. Addendum to Clean Water Act Section 401 Water Quality Certification No. 05C-093
2. Map of the Brighton Woods mitigation site
3. Clean Water Act Section 401 Water Quality Certification No. 05C-093

cc (via email only):

Crystel Doyle, US Army Corps of Engineers Regulatory Division Office,
crystel.l.doyle@usace.army.mil

Jeff Brandt, California Department of Fish and Game
JBrandt@dfg.ca.gov

Bill Orme, State Water Resources Control Board,
Stateboard401@waterboards.ca.gov

David W. Smith, U.S. Environmental Protection Agency, Region 9
R9-WTR8-Mailbox@epa.gov

Barry Jones, HELIX Environmental Planning Inc.
barryj@helixepi.com

Tech Staff Info & Use	
File No.	05C-093
Reg. Measure ID	309065
Place ID	640650

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD,
SAN DIEGO REGION**

ADDENDUM TO

**CLEAN WATER ACT SECTION 401
WATER QUALITY CERTIFICATION NO. 05C-093**

FOR

**KB HOMES COASTAL, INC.
BRIGGS ROAD PROJECT, TENTATIVE TRACT 30433**

Condition A.10 is added:

A.10. KB Homes and successor owners must submit Annual Project Reports to the Regional Board prior to **August 1** of each year following the issuance of this Certification until the project has reached completion. Annual reports must include, but not be limited to, the date of initiation of construction and a summary of activities done under this Certification. If no progress has been made on the project, the annual report must state this.

Condition D.2 is modified:

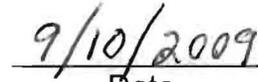
D.2. Mitigation for permanent impacts to up to 0.15 acres (4,422 linear feet) of waters of the State/U.S., will be achieved at a 3:1 ratio by the completed creation of no less than 0.45 acres of waters of the State off-site at Tract 32151 (a.k.a the Vereecken Tract) in the French valley area of unincorporated 0.45 acres of waters of the United States at the Brighton Woods mitigation site in the Menifee Valley area of Riverside County. The offsite mitigation area ~~shall~~ provides the ability to fully replace the lost water quality and habitat functions of the on-site areas to be filled, and it ~~shall~~ provides for a structurally diverse aquatic habitat with connectivity to adjacent corridors.

Condition D.2.a is added:

D.2.a. If future hydrologic conditions change at the mitigation site (i.e. through a decrease in the input of residential nuisance flows), KB Homes Coastal, Inc. must manage the mitigation site to support native habitat appropriate to the new hydrologic conditions.



JOHN H. ROBERTUS
Executive Officer



Date



I:\ArcGIS\K\K_AB-51_SeraphinaRoad\Map\0\Fig1_MapParcel.mxd - N:\M

Brighton Woods Mitigation Parcel

SERAPHINA ROAD AND BRIGGS ROAD PROJECTS



California Regional Water Quality Control Board San Diego Region



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Action on Request for Clean Water Act section 401 Water Quality Certification and Waiver of Waste Discharge Requirements for Discharge of Dredged and/or Fill Materials

PROJECT: Briggs Road Project, Tentative Tract 30433
(401 Project No. 05C-093)
(WDID no. 9 000001446)

In reply refer to:
NWU:18-2005093.02:haasj

APPLICANT: Mike Freeman
KB Home Coastal, Inc.
26201 Ynez Road, Suite 104
Temecula, CA 92521

ACTION:

- | | |
|---|--|
| <input type="checkbox"/> Order for Low Impact Certification | <input type="checkbox"/> Order for Denial of Certification |
| <input checked="" type="checkbox"/> Order for Technically-conditioned Certification | <input checked="" type="checkbox"/> Waiver of Waste Discharge Requirements |

STANDARD CONDITIONS:

The following three standard conditions apply to all certification actions, except as noted under Condition 3 for denials (Action 3).

1. This certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the California Water Code and section 3867 of Title 23 of the California Code of Regulations (23 CCR).
2. This certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent certification application was filed pursuant to 23 CCR subsection 3855(b) and the application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
3. The validity of any non-denial certification action (Actions 1 and 2) shall be conditioned upon total payment of the full fee required under 23 CCR section 3833, unless otherwise stated in writing by the certifying agency.

California Environmental Protection Agency

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ADDITIONAL CONDITIONS:

In addition to the three standard conditions, the **KB Home Coastal Inc.** shall satisfy the following:

A. GENERAL CONDITIONS

1. KB Home Coastal Inc. shall, at all times, fully comply with the engineering plans, specifications and technical reports submitted to the California Regional Water Quality Control Board (Regional Board) with this application for Clean Water Act Section 401 Water Quality Certification (certification) and all subsequent submittals required as part of this certification.
2. KB Home Coastal Inc. shall maintain a copy of this certification at the project site so as to be available at all times to site personnel and agencies.
3. KB Home Coastal Inc. shall permit the Regional Board or its authorized representative at all times, upon presentation of credentials:
 - a) Entry onto project premises, including all areas on which wetland fill or wetland mitigation is located or in which records are kept.
 - b) Access to copy any records required to be kept under the terms and conditions of this certification.
 - c) Inspection of any treatment equipment, monitoring equipment, or monitoring method required by this certification.
 - d) Sampling of any discharge or surface water covered by this Order.
4. KB Home Coastal Inc. shall notify the Regional Board within 24 hours of any unauthorized discharge to waters of the U.S. and/or State; measures that were implemented to stop and contain the discharge; measures implemented to clean-up the discharge; the volume and type of materials discharged and recovered; and additional best management practices (BMPs) or other measures that will be implemented to prevent future discharges.
5. KB Home Coastal Inc. shall, at all times, maintain appropriate types and sufficient quantities of materials onsite to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the U.S. and/or State.
6. This certification is not transferable to any person except after notice to the Executive Officer of the Regional Board. KB Home Coastal Inc. shall notify the Regional Board of any change in ownership of the project area. Notification shall include, but not be limited to, a statement that the property owner has provided the purchaser with a copy of certification and that the purchaser understands the permit requirements and shall implement them; the seller and purchaser shall sign and

date the notification. Notification shall be provided within five days of the sale of the property.

7. In the event of any violation or threatened violation of the conditions of this certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this certification.
8. In response to a suspected violation of any condition of this certification, the Regional Board may require the holder of any permit or license subject to this certification to furnish, under penalty of perjury, any technical or monitoring reports the Regional Board deems appropriate, provided that the burden, including costs, of the reports shall be a reasonable relationship to the need for the reports and the benefits to be obtained from the reports.
9. In response to any violation of the conditions of this certification, the Regional Board may add to or modify the conditions of this certification as appropriate to ensure compliance.

B. PROJECT CONDITIONS

1. KB Home Coastal Inc. shall notify the Regional Board in writing at least 10 days prior to actual start dates for project grading.
2. Prior to the start of the project, KB Home Coastal Inc. shall educate all personnel on the requirements in this certification, pollution prevention measures, spill response, and BMP implementation and maintenance.
3. KB Home Coastal Inc. shall comply with the requirements of State Water Resources Control Board Water Quality Order No. 99-08-DWQ, the National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction Activity.
4. The treatment, storage, and disposal of wastewater during the life of the project must be done in accordance with waste discharge requirements established by the Regional Board pursuant to CWC § 13260.
5. Discharges of groundwater associated with dewatering activities shall be done in accordance with Regional Board Order No. R9-2001-96, *Waste Discharge Requirements For Groundwater Extraction Waste Discharges From Construction, Remediation, And Permanent Groundwater Extraction Projects To Surface Waters Within The San Diego Region Except For San Diego Bay*.

6. During the construction phase (including land clearing, rough and precise grading, and construction of roads, houses, and infrastructure, etc.) KB Home Coastal Inc. shall conduct monthly visually assessments of the conditions of each waters of the State/U.S. immediately adjacent to the grading area for indications of erosion. Assessments shall compare the observed conditions to pre-project conditions. Documentation of assessments shall be kept on-site until all construction is complete. If excessive scour is found to have occurred as a result of land-disturbance or construction activities, then immediate corrective actions shall be implemented. Such actions shall be reported to the Regional Board within 48 hours of implementation.
7. Prior to the grading associated with any project components that will drain to off-site stormwater treatment facilities (e.g., the southern extension of Briggs Road that is planned to be treated by basins at the adjacent "Spencer's Crossing" project), KB Homes Coastal, Inc. shall provide documentation to the Regional Board that the proposed off-site detention basins are fully operational and capable of treating stormwater flows from the applicable Briggs Road project activities.

C. POST CONSTRUCTION STORM WATER MANAGEMENT

1. All storm drain inlet structures within the project boundaries shall be stamped and/or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
2. Treatment BMPs. Best management practices (BMPs) shall be implemented to treat stormwater runoff from all roofs, roads, parking areas, and other impervious areas where activities are expected to generate pollutants that can be conveyed by stormwater to the stormdrain system and/or waters of the State/U.S. Post-construction stormwater treatment BMPs shall be designed to mitigate (infiltrate, filter, and/or treat), prior to discharging to receiving waters, the volume of runoff produced by all storms up to and including the 24-hour, 85th percentile storm event for volume-based BMPs and/or the 1 hour, 85th percentile multiplied by a factor of two for flow-based BMPs, as determined from the local historical rainfall record.
3. Flow paths of stormwater runoff through the extended detention basins shall be maximized by the use of weirs, berms, baffles, or other means for all basins designed and built with dimensions that would otherwise result in a flow path-to-width ratio of less than 2:1.

4. All post-construction structural BMPs, including, but not limited to, extended detention basins, as identified in the *Project Specific Water Quality Management Plan* prepared for the project (Hunsaker & Associates Irvine, Inc., May 25, 2006), shall be regularly inspected and maintained for the life of the project per specifications of the *California Storm Water BMP Handbook* (January 2003 and as revised) produced by the California Storm Water Quality Association (CASQA).
 - a. A final plan for operations and maintenance of the extended detention basins shall be developed in accordance with the CASQA specifications and provided to the Regional Board prior to the discharge of fill to waters of the State.
 - b. Detention Basin Inspections. Detention basins shall be inspected after the first two large storms to determine whether the desired residence time has been achieved. Modifications shall be made if inadequate detention is found. Detention basins shall be inspected in perpetuity at the beginning and end of each rainy season (October through April) for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows. Annual inspections shall also document accumulated sediment volume to plan for long-term sediment removal maintenance activities.
 - c. Records shall be kept regarding inspections and maintenance in order to assess the performance of the systems and determine whether adaptations are necessary to protect receiving waters.
 - d. KB Home Coastal, Inc. shall be responsible for inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity.
 - e. At the time maintenance responsibility for post-construction BMPs is legally transferred, KB Home Coastal Inc. shall submit to the Regional Board a copy of such documentation.
 - f. At the time maintenance responsibility for post-construction BMPs is legally transferred, KB Home Coastal Inc. shall provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer and CASQA specifications.

D. COMPENSATORY MITIGATION

1. Mitigation for permanent impacts to up to 0.15 acres (4,422 linear feet) of waters of the State/U.S., will be achieved at a 3:1 ratio by the creation of no less than 0.45 acres of waters of the State off-site at Tract 32151 (a.k.a. the Vereecken Tract) in the French Valley area of unincorporated Riverside County. The off-site mitigation area shall provide the ability to fully replace the lost water quality and habitat functions of the on-site areas to be filled, and it shall provide for a structurally diverse aquatic habitat with connectivity to adjacent corridors.
2. Prior to the discharge of fill material to on-site waters of the State/U.S. KB Homes Coastal, Inc. shall submit a final mitigation plan to the Regional Board for review that demonstrates the mitigation requirements for acreage and functions can be met.
 - a. The plan shall include quantitative performance success criteria for habitat, water quality, and hydrology functions;
 - b. The plan shall include a status report on the final California Environmental Quality Act (CEQA) document for the development of the off-site tract on which the mitigation is proposed. If a final CEQA document has been certified by the lead agency, then the final mitigation plan shall clearly identify any proposed changes within that final CEQA document that would affect the ability of the proposed mitigation area to meet the objectives within the draft mitigation plan (*Vereecken Tract 32151 Mitigation Plan*, January 2006, Helix Environmental Planning, Inc.); and
 - c. The Plan shall include a draft easement (or other permanent protection mechanism) over the proposed mitigation area. The easement shall state clearly that no other easements or activities that would result in soil disturbance and/or vegetation removal shall be allowed in the mitigation area other than activities that meet the CEQA definition of "emergency" in California Public Resources Code Section 21060.3.
3. KB Home Coastal Inc. shall restore all areas of temporary impacts to waters of the United States/State and all other areas of temporary disturbance which could result in a discharge or a threatened discharge to waters of the State. Restoration shall include grading of disturbed areas to pre-project contours and revegetation with native species. The Applicant shall implement all necessary BMPs to control erosion and runoff from areas associated with this project.
4. Prior to the discharge of fill to on-site waters of the State/U.S., KB Home Coastal Inc. shall provide the Regional Board a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect all on-site, avoided waters of the U.S./State and their upland buffers in perpetuity. The conservation easement or other legal limitation on the property shall be adequate to demonstrate that the site will be maintained without future development or encroachment on the site or

which could otherwise reduce the functions and values of the site for the variety of beneficial uses of waters of the U.S. that it supports. The conservation easement or other appropriate legal limitation shall prohibit, without exception, all residential, commercial, industrial, institutional, and transportation development, and any other infrastructure development that would not maintain or enhance the wetland and streambed functions and values of the site. The preservation mechanism shall clearly prohibit activities that would result in soil disturbance or vegetation removal, other than the removal of non-native vegetation. Other infrastructure development to be prohibited includes, but is not limited to, additional utility lines, paved maintenance roads, and areas of maintained landscaping for recreation. A final easement shall be submitted within one year following the discharge of fill to on-site waters.

5. The construction and planting of the proposed mitigation shall be completed no later than nine months following the initial discharge of fill into on-site waters. Delays in implementing mitigation shall result in increased mitigation requirements by 0.01 acre for each month of delay.
6. KB Home Coastal Inc. shall submit a report (including topography maps, channel cross sections, and planting locations) to the Regional Board within 90 days of completion of mitigation site planting, describing the as-built status of the mitigation project.
7. Throughout the mitigation monitoring program mitigation areas shall be maintained free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species shall not occupy more than 5 percent of the onsite or offsite mitigation areas.
8. If at any time during the implementation and establishment of the mitigation area(s), and prior to verification of meeting success criteria, a catastrophic natural event (e.g., fire, flood) occurs and impacts the mitigation area, KB Home Coastal Inc. shall be responsible for repair and replanting of the damaged area(s).
9. Mitigation monitoring reports shall be submitted annually until mitigation has been deemed successful. Annual monitoring reports shall be submitted prior to **March 1** of each year following the discharge of fill material into waters of the State/U.S. Monitoring reports shall include, but not be limited to, the following:
 - a. Names, qualifications, and affiliations of the persons contributing to the report;
 - b. Tables presenting the raw data collected in the field as well as analyses of the physical and biological data, including at a minimum;
 - i. Topographic complexity characteristics at each mitigation site;
 - ii. Upstream and downstream habitat and hydrologic connectivity;

- iii. Source of hydrology (note that urban runoff is not sufficient); and
 - iv. Width of native vegetation buffer around the entire mitigation site.
- c. Qualitative and quantitative comparisons of current mitigation conditions with pre-construction conditions and previous mitigation monitoring results;
 - d. Photodocumentation from established reference points;
 - e. Survey report documenting boundaries of mitigation area; and
 - f. Other items specified in the final Mitigation and Monitoring Plan.
10. Responsible Party Updates: KB Home Coastal Inc. shall provide the name and contact information of any third party accepting responsibility for implementing the mitigation requirements of this Certification. The notification shall be submitted to the Regional Board within 30 days of the transfer of responsibility. The notification shall include a signed statement from the new party demonstrating acceptance and understanding of the responsibility to meet the mitigation conditions and applicable requirements of the Certification.
11. For the purpose of determining mitigation credit for the removal of exotic/invasive plant species, only the actual area occupied by exotic/invasive plant species shall be quantified to comply with mitigation requirements
12. For purposes of this certification, creation is defined as the creation of vegetated or unvegetated waters of the U.S. where they have never been documented or known to occur (e.g., conversion of nonnative grassland to freshwater marsh). Restoration is defined as the creation of waters of the U.S. where they previously occurred (e.g., removal of fill material to restore a drainage). Enhancement is defined as modifying existing waters of the U.S. to enhance functions and values (e.g., removal of exotic plant species from jurisdictional areas and replacing with native species).

E. REPORTING

1. All information requested in this Certification is pursuant to California Water Code (CWC) section 13267. Civil liability may be administratively imposed by the Regional Board for failure to furnish requested information pursuant to CWC section 13268.
2. All applications, reports, or information submitted to the Regional Board shall be signed and certified as follows:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

3. KB Home Coastal Inc. shall submit reports required under this certification, or other information required by the Regional Board, to:

Executive Officer
California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification; Project No. 05C-093
9174 Sky Park Court, Suite 100
San Diego, California 92123

PUBLIC NOTIFICATION OF PROJECT APPLICATION:

On October 6, 2005 receipt of the project application was posted on the Regional Board web site to serve as appropriate notification to the public.

REGIONAL WATER QUALITY CONTROL BOARD CONTACT PERSON:

Jeremy Haas
 California Regional Water Quality Control Board, San Diego Region
 9174 Sky Park Court, Suite 100
 San Diego, CA 92123
 858-467-2735
 jhaas@waterboards.ca.gov

WATER QUALITY CERTIFICATION:

I hereby certify that the proposed discharge from the **Briggs Road Project** (Project No. 05C-093) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under California Regional Water Quality Control Board, San Diego Region, Waiver of Waste Discharge Requirements (Waiver Policy) No. 17. Please note that this waiver is conditional and, should new information come to our attention that indicates a water quality problem, the Regional Board may issue waste discharge requirements at that time.

Except insofar as may be modified by any preceding conditions, all certification actions are contingent on (a) the discharge being limited and all proposed mitigation being completed in strict compliance with the applicants' project description and/or on the attached Project Information Sheet, and (b) on compliance with all applicable requirements of the Regional Water Quality Control Board's Water Quality Control Plan (Basin Plan).



 JOHN H. ROBERTUS
 Executive Officer
 Regional Water Quality Control Board

 Date

Attachments:

1. Project Information
2. Distribution List
3. Location Map
4. Site Map
5. Mitigation Map
6. Project Map

ATTACHMENT 1 PROJECT INFORMATION

Applicant:	KB Home Coastal, Inc. Mike Freeman 26201 Ynez Road, Suite 104 Temecula, CA 92521 951-587-3300 Fax: 951-506-1722 mfreeman@kbhome.com
Applicant Representatives:	Barry Jones Helix Environmental Planning, Inc. 8100 La Mesa Boulevard, Suite 150 La Mesa, CA 91941 619-462-1515 barryj@helixepi.com
Project Name:	Briggs Road
Project Location:	The proposed project site is located in the City of Murrieta, east of Interstate 215 and west of Winchester Road on both sides of Briggs Road. USGS Quad: Murrieta APN: 467-140-005, -009 to -015, 467-220-012 to -015, and 467-220-040 Lat 33 37' 00"N / Long: -117 08' 00" W
Type of Project:	The project site is located in the French Valley area of unincorporated County of Riverside. The site is bounded by Pat Road on the north, Briggs Road on the west, Baxter Road on the south, and SP 312 on the east.
Project Description:	KB Home Coastal, Inc. is proposing 502 residential dwelling units on 129 acres of a 188-acre site. The project will also include an activity park, neighborhood park, mini-park, linear park/greenbelt system, detention basins, and associated infrastructure and utilities. The proposed project design also includes the realignment of Briggs Road and improvements to Baxter Road.
Federal Agency/Permit:	U.S. Army Corps of Engineers §404 Individual Permit Application No. 200500607-SMJ
Other Required Regulatory Approvals:	California Department of Fish and Game Streambed Alteration Agreement

California Environmental Quality Act (CEQA) Compliance:	<p>On April 18, 2006 the County of Riverside Board of Supervisors approved an Environmental Impact Report for the project with mitigation measures and a statement of overriding considerations.</p> <p>SCH Number: 2003041080</p>
Receiving Water:	Unnamed tributaries to Warm Springs Creek (HSA)
Impacted Waters of the United States:	<p>Permanent:</p> <p>Streambed: 0.15 acre (4,422 linear feet)</p>
Dredge Volume:	none
Related Projects Implemented/to be Implemented by the Applicant(s):	none
Compensatory Mitigation:	<p>Riparian: 0.45 acres of vegetated streambed habitat creation off-site at Tract No. 32151. The proposed mitigation site is located approximately two miles west of the Briggs Road project area. It is located west of the intersection of Winchester Road and Abelia Street.</p> <p>The proposed mitigation site is within a tract that has a pending Section 401 application by Barratt American Homes, file number 05C-109. That project has set aside land for the current applicant's mitigation proposal.</p> <p>Mitigation Plan: <i>Vereecken Tract 32151 Mitigation Plan</i> (Helix Environmental Planning, Inc., January 26, 2006)</p>
Best Management Practices (BMPs):	<p>Proposed treatment BMPs include extended detention basins. Portions of the off-site road improvements will drain to detention basins constructed by an adjacent project known as "Spencer's Crossing," which received 401 certification number 01C-067.</p> <p>Treatment BMP Plan: <i>Project Specific Water Quality Management Plan for Tentative Tract Map 30433, Design Review no. 1.</i> (Hunsaker & Associates Irvine, Inc. May 25, 2006)</p>
Public Notice:	On October 6, 2005 receipt of the project application was posted on the Regional Board web site to serve as appropriate notification to the public.
Fees:	<p>Total Due: \$22,610</p> <p>Total Paid: \$22,610 (check Nos. 9923876 and 9938449)</p>

Required Reports: The following list summarizes the reports, excluding spill notifications and emergency situations, required per the conditions of this Certification to be submitted to the Regional Board.

Report Topic	Certification Condition	Due Date(s)
Grading commencement	B.1	At least 10 days prior to start date
Capability of off-site detention basins	B.7	Prior to the discharge of fill
Final WQMP	C.4.a	Prior to the discharge of fill
BMP maintenance responsibility transfer	C.4.e	At time of transfer
Final mitigation plan	D.2	Prior to the discharge of fill
Draft preservation mechanism	D.4	Draft due prior to the discharge of fill
Final preservation mechanism	D.4	Within one year of discharging fill
Mitigation as-builts	D.6	Within 90 days of completion
Mitigation monitoring reports	D.9	Annually by March 1 following discharge of fill

**ATTACHMENT 2
DISTRIBUTION LIST**

Stacey Jensen
U.S. Army Corps of Engineers
Regulatory Branch
16885 W. Bernardo Dr., Suite 300 A
San Diego, CA 92127
(858) 674-5388 (fax)

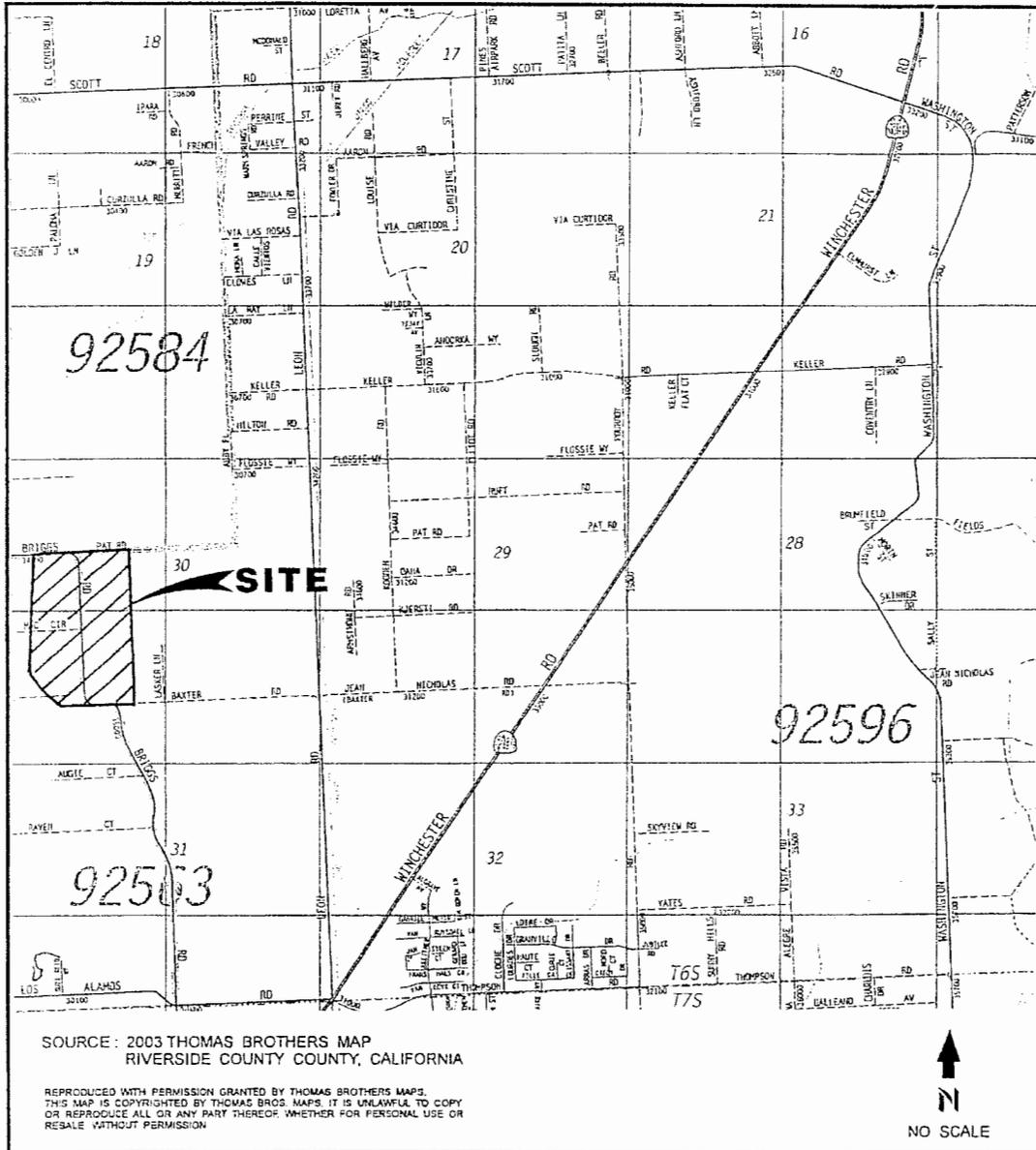
Barry Jones
Helix Environmental Planning, Inc.
8100 La Mesa Boulevard, Suite 150
La Mesa, CA 91941

Jason Uhley
Riverside County Flood Control and Water Conservation District
1995 Market Street
Riverside, CA 92501

State Water Resources Control Board
Division of Water Quality
401 Water Quality Certification and Wetlands Unit
Attn: Bill Orme
P.O. Box 100
Sacramento, CA 95812-0100

Tim Vendlinsky
Wetlands Regulatory Office
U.S. Environmental Protection Agency, Region 9
75 Hawthorne Street
San Francisco, CA 94105

ATTACHMENT 3 PROJECT LOCATION



GEOCON
INCORPORATED



GEOTECHNICAL CONSULTANTS
43280 BUSINESS PARK DRIVE, SUITE 108 - TEMECULA, CA 92590
PHONE 909 587-8169 - FAX 909 676-9860

BR / TA	DSK / E000D
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VICINITY MAP

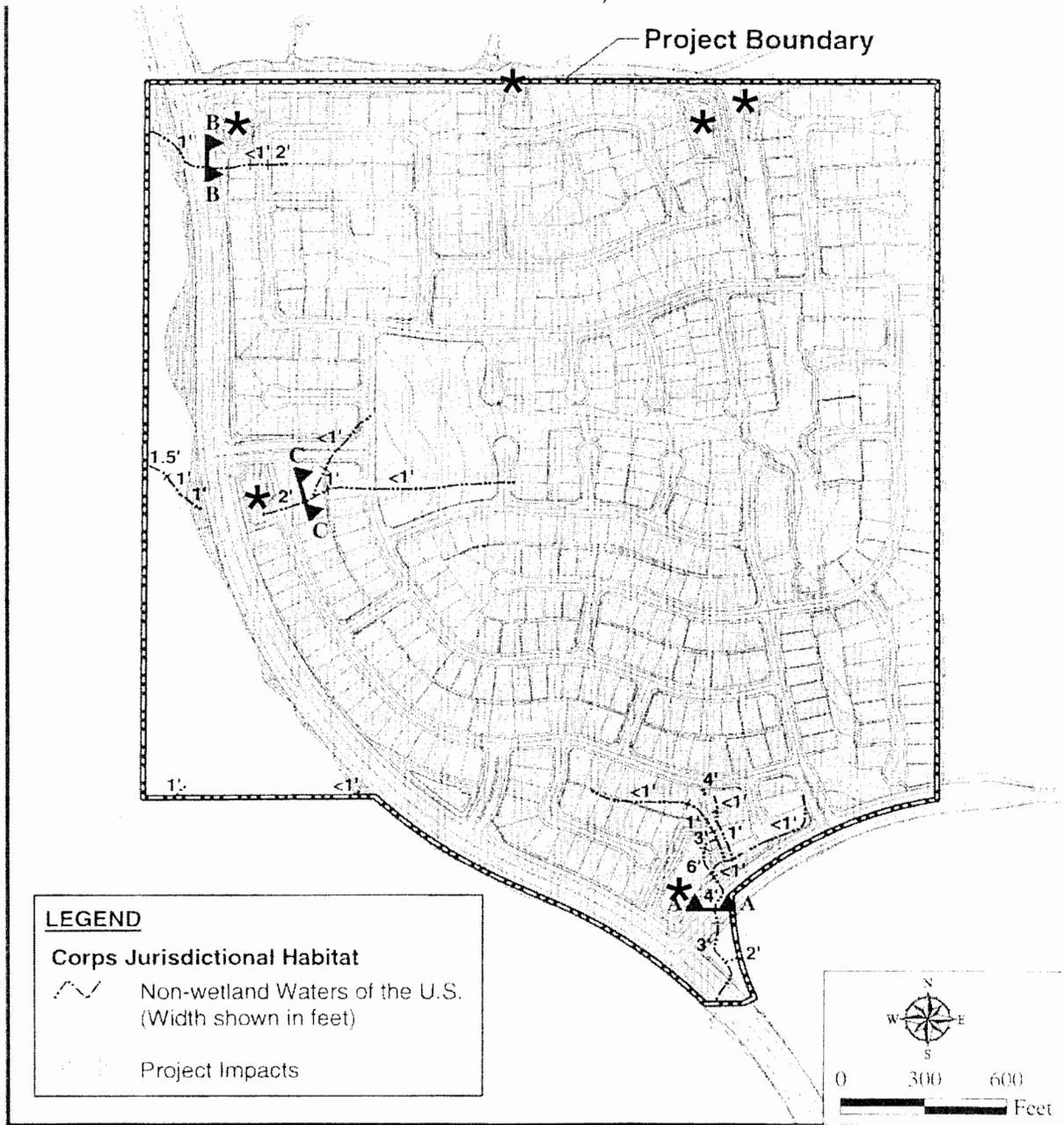
TENTATIVE TRACT NO. 30433
RIVERSIDE COUNTY, CALIFORNIA

DATE: 05-05-2003	PROJECT NO. 20135 - 12 - 01	FIG. 1
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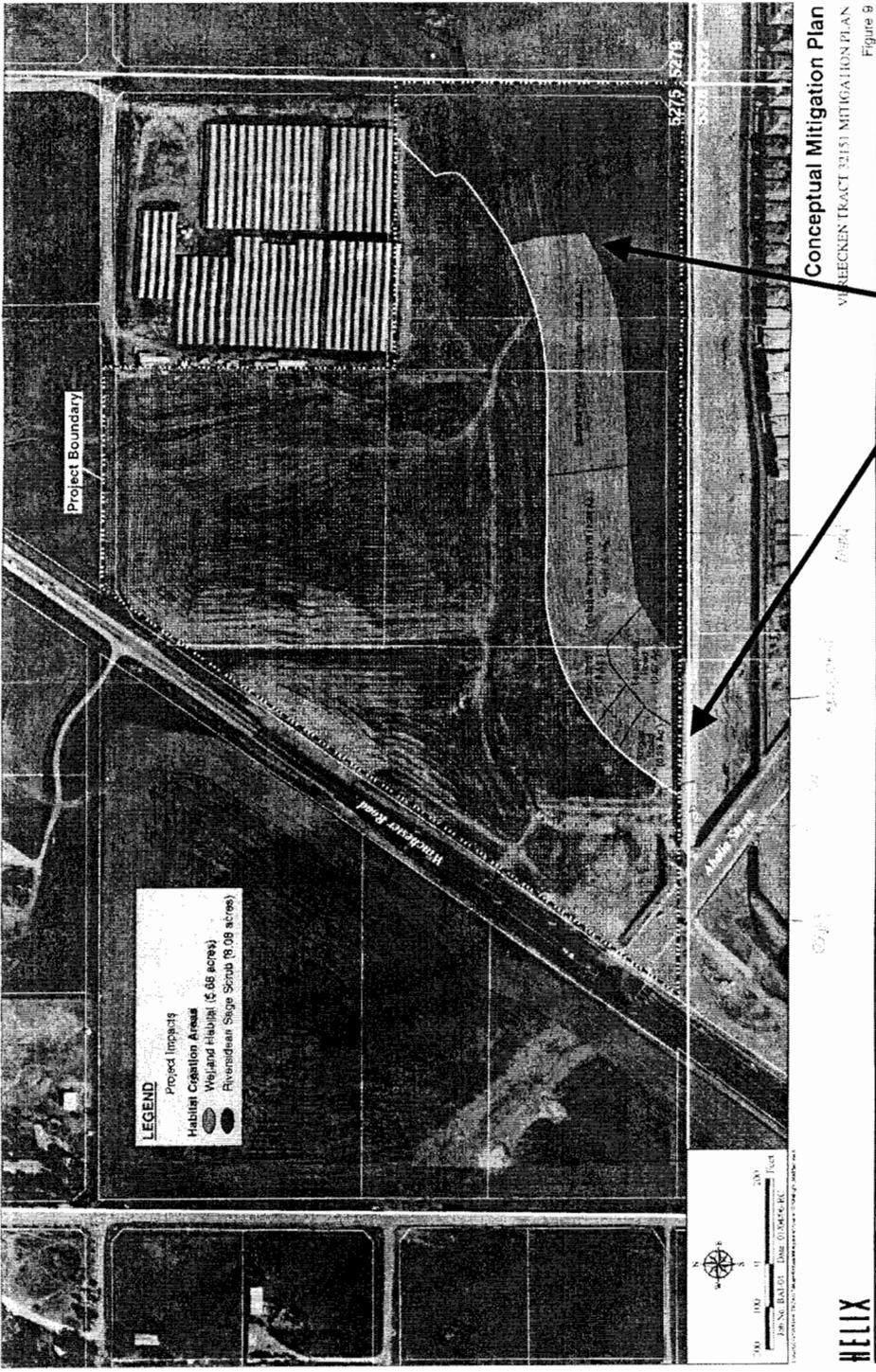
1VICMAP/TEM/C/COREL/SYMBOLS

ATTACHMENT 4 SITE MAP

(* marks location of extended detention basins.)



ATTACHMENT 5 MITIGATION MAP



The proposed mitigation area is off-site and within Tract 32151.

The Briggs Road project will be responsible for 0.45 acres of a proposed project to create 5.84 acres of streambed and riparian habitat.

Three other projects have also proposed mitigation areas within the larger project corridor.

